



## Polk County Board of County Commissioners

### Meeting Agenda - Final-revised

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#### September 02, 2025 Regular BoCC meeting

In accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Communications Office not later than 48 hours prior to the proceeding. Their office is located in the County Administration Building, 330 West Church Street in Bartow. Telephone (863) 534-6090 or TTY (863) 534-7777. If hearing impaired dial 7-1-1 for Florida Relay services or call (800) 955-8771 (TTY); dial (800) 955-1339 if you are using a computer.

Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

#### **CALL TO ORDER - 9:00 a.m. (RICK WILSON, CHAIR)**

#### **INVOCATION**

Brian Lynch, Polk County Fire Rescue

#### **PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)**

#### **A. PRESENTATIONS and RECOGNITIONS**

A.1. Dave Carter, P.E. Chairman of the Stormwater Technical Advisory Committee (STAC), to provide an update on Committee activities.

#### **B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS**

B.1. Comments.

#### **C. APPROVE CONSENT AGENDA**

C.1. Approve Consent Agenda.

#### **D. COUNTY COMPTROLLER (STACY M. BUTTERFIELD, CPA)**

D.1. Disbursements.

D.2. Minutes of Regular Board meeting held on August 19, 2025.

#### **E. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY**

#### **F. COUNTY ATTORNEY (RANDY MINK)**

**G. COUNTY MANAGER (BILL BEASLEY)**

- G.1. Confirm the appointment of Ms. LaShanda Salters to serve as the Director of the Polk County Court Services Division.
- G.2. Request Board approve construction contract with CenState Contractors, Inc. for the Holly Hill UFA No. 2 and Oak Hill No.4 wellheads project (\$3,379,950.00 one-time expense)
- G.3. Approve Land Purchase Agreement between Rosaleda Enterprises, Inc. and Polk County for the purchase of property in conjunction with the Courthouse Electrical Upgrade Project. (\$1,812,222, one-time expense)
- G.4. Approve Consultant Services Agreement (CSA) No. 2022-062-04 with Dewberry Engineers Inc. to provide professional engineering services for Lake Marion Boat Ramp. (\$496,930.66 one-time expense)

**H. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)**

- H.1. Appoint Harriet Rewis Rust as a Member (Seat 2) of the Polk County Historical Commission, for the three-year term, October 1, 2025 through September 30, 2028. (District 1 Appointment)
- H.2. Commissioner Troutman Comments.

**I. COMMISSIONER DISTRICT 3 (BILL BRASWELL)**

- I.1. Reappoint Pauline Simmonds-Brown as a member of the Citizens Health Care Oversight Committee, representing Minorities, for the four-year term, September 15, 2025 through September 14, 2029. (District 3 Appointment)
- I.2. Commissioner Braswell Comments.

**J. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)**

- J.1. Reappoint Tracy M. Grey as a Member of the Citizens HealthCare Oversight Committee, representing Children's Interest, for the four-year term, October 1, 2025, through September 30, 2029.
- J.2. Reappoint Ann M. Barnhart to serve as the Hospital Executive member of the Citizens HealthCare Oversight Committee for the four-year term, October 1, 2025, through September 30, 2029.
- J.3. Commissioner Santiago Comments.

**K. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)**

- K.1. Commissioner Scott Comments.

**L. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)**

- L.1. Reappoint Peter S. Verrill, MD as a member of the Citizens Health Care Oversight Committee, representing Specialist Physicians, for the four-year term, September 19, 2025 through September 18, 2029. (Chairman's Appointment)
- L.2. Reappoint Christina Criser Jackson as a member of the Citizens Health Care Oversight Committee, representing Quality of Life Professional, for the four-year term, October 1, 2025 through September 30, 2029. (District 2 Appointment)
- L.3. Chair Wilson Comments.

**M. LAY BOARD APPOINTMENTS**

- M.1. Appoint new members to the Community Relations Advisory Council (CRAC). (No Fiscal Impact)

**N. EXPEDITED HEARINGS PURSUANT TO RESOLUTION NO. 2022-089**

\* County Attorney opening comments

- N.1. Public Hearing (LDCPAS-2025-18 Christina Fire Station) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Low (RL) to Institutional (INST) on ±4.57 acres for a future County Fire Rescue Station and a change from Residential Low (RL) to Preservation (PRESV) on ±2.89 acres to recognize a County stormwater management facility. (No Fiscal Impact)
- N.2. Public Hearing (LDCT-2025-12 Mobile Home Sales LDC Text Amendment) (First Reading) to allow Retail, Home Sales Offsite as a permitted use in the Industrial-X (INDX) land use district. (No Fiscal Impact).
- N.3. Public Hearing (LDCT-2025-16 Heavy Equipment Sales and Services LDC Text Amendment) (First Reading) to allow Heavy Machinery Equipment Sales and Services as a conditional use in the Industrial-X (INDX) land use district. (No Fiscal Impact).

**O. PUBLIC HEARINGS**

- O.1. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Two Traffic Calming Devices (Speed Humps) on Wheeler Road North, Near Lakeland. (estimated \$10,000.00 one-time expense)
- O.2. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Four Traffic Calming Devices (Speed Humps) on Avenue U Northwest, Near Winter Haven. (estimated \$20,000.00 one-time expense)

- O.3. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Nine Traffic Calming Devices (Speed Humps) on Dean Street, Near Mulberry. (estimated \$45,000.00 one-time expense)
- O.4. Consider adoption of an Ordinance of the Polk County Board of County Commissioner, establishing Vessel Exclusion Zones and Designated Swim Areas on Lake Winterset, Lake Clinch, and Lake Ariana.
- O.5. Consider adoption of an Ordinance of the Polk County Board of County Commissioners entitled the "Polk County Noise Ordinance", repealing and restating Ordinance 14-030, as amended.

**P. REQUEST FROM THE GENERAL PUBLIC/AUDIENCE AND OPPORTUNITY TO BE HEARD**

- P.1. Shawna Davis to discuss neighboring property's code enforcement violations.
- P.2. Comments.

**Q. WORK SESSION ITEMS**

**R. CONSENT AGENDA ITEMS**

- R. COMMISSIONER DISTRICT 1
- R. COMMISSIONER DISTRICT 2
- R. COMMISSIONER DISTRICT 3
- R. COMMISSIONER DISTRICT 4
- R. COMMISSIONER DISTRICT 5
- R. COUNTY COMPTROLLER
- R.1. Proposed Fiscal Year 2025/2026 budgets for North Boulevard, North Powerline Road, Peace Creek Village, Saddle Creek Preserve, Water Tank Road, and Weiberg Road Community Development Districts.
- R.2. Removal of equipment from inventory as listed on Blanket Removal Form 2224
- R.3. Appoint property custodian for the Communications Division.
- R. COUNTY MANAGER
- R.4. Approve federal lobbying contract with Holland & Knight LLP for 2026. (\$114,000 one-time expense)
- R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

- R.5. Approve an Interlocal Agreement with the City of Bartow for Equipment Donation at Bartow Sports Complex (No fiscal impact)

R. OFFICE OF PLANNING & DEVELOPMENT

- R.6. SET HEARING: (LDCPAS-2025-7 Goldenrod Lane CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Development of Regional Impact (DRI) to Residential Low (RL-X) on 17.1 +/- acres located within the Utility Enclave Area (UEA). The suggested adoption hearing date is September 16, 2025, at 9:15 a.m.
- R.7. SET HEARING: (LDCPAS-2025-14 Solution Land CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Business Park Center (BPC) to Industrial (IND) on 26.21 +/- acres located within the Rural Development Area (RDA). The suggested adoption hearing date is September 16, 2025, at 9:15 a.m.
- R.8. Accept Ascend Ridgewood Lakes potable water and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.9. Accept a one-year warranty and cash surety in the amount of \$5,860.34 for Ascend Ridgewood Lakes. (No Fiscal Impact)
- R.10. Accept Crews Lake Haven potable water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.11. Accept a one-year warranty and cash surety in the amount of \$14,625.00 for Crews Lake Haven. (No Fiscal Impact)
- R.12. Accept a one-year warranty and surety in the amount of \$1,104.15 in the form of Maintenance Bond No. 41K237622 for Crescent Pointe. (No Fiscal Impact)
- R.13. Accept Performance Surety in the amount of \$15,492,376.71 in the form of Performance Bond No. FGAC-25480 for Groves at Grenelefe (No Fiscal Impact)
- R.14. Accept Performance Surety in the amount of \$88,693.33 in the form of Performance Bond No. 5328667 for Highland ADM Utility. (No Fiscal Impact)
- R.15. Accept Performance Surety in the amount of \$63,728.81 in the form of Performance Bond No. 101585673 for Posh Suites. (No Fiscal Impact)
- R.16. Accept Performance Surety in the amount of \$336,874.00 in the form of Performance Bond No. 108271638 for Publix at Thompson Nursery. (No Fiscal Impact)

- R.17. Accept Performance Surety in the amount of \$40,985.00 in the form of Performance Bond No. 72741432 for TLE Clubhouse Road. (No Fiscal Impact)
- R.18. Approve the release of a warranty and surety in the amount of \$310,960.38 in the form of Maintenance Bond No. GM204422 for Astonia Phases 2 & 3. (No Fiscal Impact)
- R.19. Approve the release of a warranty and surety in the amount of \$14,304.00 in the form of Maintenance Bond No. LICX1203236 for Hallam Preserve J Offsite Paving. (No Fiscal Impact)
- R.20. Approve the release of a surety in the amount of \$1,999,648.70 in the form of Performance Bond No. 024271742 for Hancock Crossing. (No Fiscal Impact)
- R.21. Approve the release of a surety in the amount of \$319,864.96 in the form of Performance Bond No. 024273476 for Wilder Pines. (No Fiscal Impact)
- R.22. Approve the release of \$162,618.90 of a \$183,053.75 cash Maintenance Surety, leaving a balance of \$20,434.85 for Fantasy Island Resort. (No Fiscal Impact)
- R.23. 1st Amendment to Wynnstone, Cascades, & Brentwood Infrastructure Agreement. Specifically, amending the "*Letter of Credit*" terms of the agreement with a Bond.

- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R. FACILITIES MANAGEMENT

- R.24. Request Board approve, accept and execute grant agreement with the Florida Department of Law Enforcement for the Medical Examiner Expansion project. (one-time revenue \$3,000,000.00)
- R.25. Approve agreement with PBK Architects Florida for architectural & engineering services for the Medical Examiner's Expansion project. (\$993,550.00 one-time expense)
- R.26. Accept and execute grant agreement SC12479 with the Florida State Courts System, Office of the State Courts Administrator from funds through Chapter 2025-198, Section 7, Line 2976A, Laws of Florida in the amount of \$700,000 in nonrecurring capital outlay funds provided to the Polk County Board of County Commissioners to purchase property for the installation of the generator for the Polk County Bartow Courthouse. (one-time revenue \$700,000.00)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

- R.27. Approve selection committee's recommendation to authorize staff enter into negotiations with GISJane LLC to provide forecasting, detection, and mitigation of harmful algal blooms (no fiscal impact).

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

- R.28. SET HEARING to consider a request to vacate portions of platted and unmaintained right-of-way shown on Fields Map of Survey of the Town of Loughman. (Suggested hearing date is September 16, 2025, at 9:00 a.m. or immediately following the regular agenda)
- R.29. Approve Land Purchase Agreement between Charles T. Stohlman, as Trustee and Flo Grown Home Buyers LLC and Polk County in conjunction with the Lake Lulu Wetland Restoration Project. (\$77,000 one-time expense)
- R.30. Approve Land Purchase Agreements in conjunction with the purchase of conservation preservation properties located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Allard and Dean parcels (\$11,000 one-time expense)
- R.31. Adopt Resolution authorizing negotiations required by §73.015, Florida Statutes to be undertaken by the County Real Estate Services Director and his designated agents, subject to final Board approval, for acquisitions necessitated by a new Roads and Drainage CIP Project known as Vaughn Road. (No fiscal impact)

- R.32. Approve Subordination Agreement between Polk Regional Water Cooperative and Polk County. (No fiscal impact)
- R.33. Approve Lease Agreement between Polk County and the City of Bartow for the Bartow Fire Station. (No Fiscal Impact)
- R.34. Accept an instrument for additional right-of-way along Buckeye Loop Road as requested through the Development Review Process. (No fiscal impact)
- R.35. Authorize the conveyance of the County's interest in Parcel ID Number 283218-000000-044010 to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and adopt a resolution authorizing the conveyance. (No fiscal impact)

R. ROADS & DRAINAGE

- R.36. Approve a State-Funded Grant Agreement No. FPN: 445143-2-54-01 and resolution with the Florida Department of Transportation (FDOT) for the County Road 557 Widening Project. (\$2,834,812.00 one-time revenue)
- R.37. Approve Amendment No. 1 to Professional Service Agreement 2023-056 with AECOM Technical Services, Inc., (Consultant) for the Northeast Polk County Minor Road Projects. (\$263,804 one-time expense)
- R.38. Approve Amendment No. 6 to Agreement 18-73 with Dewberry Engineers, Inc. for CR 557 (Buena Vista Drive), widening professional services. (\$147,223.04 one-time expense)
- R.39. Adopt a Resolution Setting Parking Restrictions on County Road 655 (Lake Shipp Drive South) near Winter Haven (\$727.27 one-time expense)
- R.40. Adopt a Resolution Setting Parking Restrictions on Herndon Road, near Frostproof (\$727.27 one-time expense)

R. UTILITIES

- R.41. Approve Modification No. 1 to Consultant Services Authorization 2024-015-01 with Kennedy/Jenks Consultants, Inc. for the Holly Hill UFA No. 2 and Oak Hills No. 4 Wellheads project (\$348,094 not-to-exceed, one-time expense)

R. SOLID WASTE

R. ELECTED OFFICIAL AND OTHER GOVERNMENTAL AGENCY

R. COURT RELATED

R. POLK COUNTY PROPERTY APPRAISER

R. POLK COUNTY SHERIFF



R. POLK COUNTY SUPERVISOR OF ELECTIONS

R. POLK COUNTY TAX COLLECTOR

R. WORKFORCE DEVELOPMENT BOARD

R. COUNTY ATTORNEY

R.42. SET PUBLIC HEARING to consider adoption of a resolution providing that the proposed Polk County Ag-Center serves a public purpose

R.43. Consider approval of the proposed settlement in the matter of Laura Russell v. Polk County Board of County Commissioners. (\$76,000.00 one-time expense).

R.44. Request Board adopt a Resolution Approving a Plan of Finance Concerning the Issuance by the Polk County Industrial Development Authority of the Authority's Industrial Development Revenue Bonds for the Victory Ridge Academy Project in a principal amount not exceeding \$40,000,000.00 to finance or refinance the costs of renovation, expansion, design, construction, equipping and/or furnishing of educational facilities to be located in Polk County, Florida, to be owned and operated by Victory Ridge Academy, Inc. (No fiscal impact)

R.45. Authorize the County Manager to Terminate the Interlocal Agreement Between Polk County and City of Frostproof for Polk County to provide Code Enforcement Services to Frostproof.

## ANNOUNCEMENTS

Below are scheduled events and public meetings at which two or more County Commissioners or Planning Commissioners may appear to discuss issues that may come before the Board of County Commissioners.

- Monday, September 1, 2025 – The offices of the Board of County Commissioners will be closed in observance of the Labor Day Holiday.
- Tuesday, September 2, 2025 – 6:00 p.m. – Eloise Community Redevelopment Agency (CRA) Advisory Committee will meet at the Johnny and Freda Brooks Resource Center, 710 Snively Avenue, Eloise.
- Wednesday, September 3, 2025 – 5:01 p.m. – Citrus Connection TRIMM Budget Hearing will be held at City Hall, City Commission Conference Room, 228 South Massachusetts Avenue, Lakeland.
- Thursday, September 4, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Monday, September 8, 2025 – 6:00 p.m. – Public Hearing to adopt Tentative Millage Rates and Budget for fiscal year 2025-26 (includes millage rates and budget for the Parks, Library, Stormwater, and Rancho Bonito MSTUs) will be held in the County Commission Boardroom.
- Tuesday, September 9, 2025 – 9:00 a.m. – Deferred Compensation Committee will meet in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.
- Tuesday, September 9, 2025 – 11:00 a.m. – The 1st Selection Committee Meeting for RFP 25-597 Construction Manager at Risk – New Agricultural Center Complex will convene in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.
- Tuesday, September 9, 2025 – 3:00 p.m. – Lakes Access Advisory Meeting will be held at the Parks and Natural Resources Office, 4177 Ben Durrance Road, Bartow.
- Wednesday, September 10, 2025 – 7:30 a.m. – Technical Advisory Group (TAG) for Polk County Environmental Lands Program will gather in the parking lot of the Parks & Natural Resources Office, 4177 Ben Durrance Road, Bartow. Please contact [tabithabiehl@polk-county.net](mailto:tabithabiehl@polk-county.net) for details.
- Wednesday, September 10, 2025 – 8:30 a.m. – Citrus Connection Board meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, September 10, 2025 – 8:30 a.m. – The 1st Selection Committee Meeting for RFP 25-600 Construction Manager at Risk - New Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Building will convene in Room

413, Fourth Floor, County Administration Building.

- Wednesday, September 10, 2025 – 8:50 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom
- Wednesday, September 10, 2025 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Wednesday, September 10, 2025 – 2:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, September 11, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, September 11, 2025 – 9:00 a.m. – Tourist Development Council's Arts, Culture, and Heritage Committee (ACH) scoring subcommittee will meet at Bok Tower Gardens, 1151 Tower Boulevard, Lake Wales.
- Friday, September 12, 2025 – 9:00 a.m. – Board/Staff Agenda Review meeting to discuss the Agenda and any other matters that may come before the Board will be held in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.
- Monday, September 15, 2025 – 1:30 p.m. – Polk Transportation Disadvantaged Local Coordinating Board (TD-LCB) will be held in the County Commission Boardroom.
- Monday, September 15, 2025 – 6:00 p.m. – Public Hearing to adopt Final Millage Rates and Budget for fiscal year 2025-26 (includes millage rates and budget for the Parks, Library, Stormwater, and Rancho Bonito MSTUs) will be held in the County Commission Boardroom.